081.0	0001	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	664,300 /	664,300
					USE VALUE:	664,300 /	664,300
					ASSESSED:	664,300 /	664,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COFFEY BENJAMIN & ROSE
Owner 2:	
Owner 3:	
Street 1:	24 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MAGUIRE ELLEN M -
Owner 2:	-
Street 1:	24 OVERLOOK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,636 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1734 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4636.000	271,100	1,800	391,400	664,300
Total Card	0.106	271,100	1,800	391,400	664,300
Total Parcel	0.106	271,100	1,800	391,400	664,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.05 | /Parcel: 383.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 50018
GIS Ref:
GIS Ref:
Insp Date: 10/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 081.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,100	1800	4,636.	391,400	664,300	664,300	Year End Roll	12/18/2019
2019	101	FV	223,600	1900	4,636.	396,900	622,400	622,400	Year End Roll	1/3/2019
2018	101	FV	223,600	1900	4,636.	296,300	521,800	521,800	Year End Roll	12/20/2017
2017	101	FV	223,600	1900	4,636.	268,400	493,900	493,900	Year End Roll	1/3/2017
2016	101	FV	223,600	1900	4,636.	257,200	482,700	482,700	Year End	1/4/2016
2015	101	FV	210,800	2000	4,636.	218,000	430,800	430,800	Year End Roll	12/11/2014
2014	101	FV	210,800	2000	4,636.	206,900	419,700	419,700	Year End Roll	12/16/2013
2013	101	FV	210,800	2000	4,636.	196,800	409,600	409,600		12/13/2012

!6541!

PRINT

Date	Time
12/10/20	21:18:11

LAST REV

Date	Time
07/31/19	09:14:02
apro	
6541	

USER DEFINED

Prior Id # 1:	50018
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAGUIRE ELLEN M	61683-65		4/26/2013		485,000	No	No		Paul M. Maguire d.o.d. 02/12/2010.
	13413-672		3/1/1978		47,000	No	No		Paul M. Maguire d.o.d. 02/12/2010.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2011	841	Addition	12,500					9 FT ADDITION
8/23/2004	772	Window/S	29,000					5 VINYL REPL WNDWS
10/21/1992	530	Manual	3,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	BS	Barbara S
4/19/2012	Info Fm Prmt	BR	B Rossignol
4/1/2009	Meas/Inspect	372	PATRIOT
1/12/2000	Measured	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4636		Sq. Ft.	Site		0	70.	1.21	5									391,355						391,400	

Total AC/HA: 0.10643 | Total SF/SM: 4636 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 391,355 | Spl Credit | Total: 391,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.34215546
Const Adj.:	0.98990101
Adj $ / SQ:	166.075
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	368287
Depreciation:	97228
Depreciated Total:	271059

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

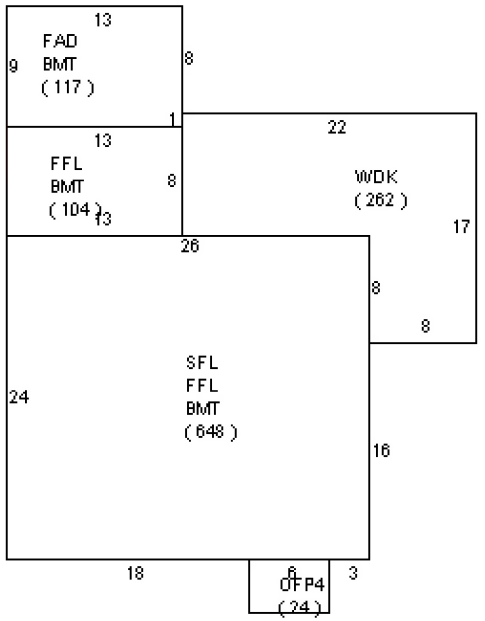
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	166.08
Special Features:	0	Val/Su Net:	101.46
Final Total:	271100	Val/Su SzAd	178.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	869	53.810	46,759
FFL	First Floor	752	166.080	124,889
SFL	Second Floor	648	166.080	107,617
WDK	Deck	262	9.720	2,546
FAD	Addition	117	166.080	19,431
OFP	Open Porch	24	43.560	1,045

Net Sketched Area:	2,672			Total:	302,287
Size Ad	1517	Gross Are	2672	FinArea	1734

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

081.0-0001-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
9	Pool A-R	D	Y	1	24X12	A	FR	1985	9.47	T	34	101			1,800			1,800

More:	N	Total Yard Items:	1,800	Total Special Featues:		Total:	1,800